

## **GROUP DEVELOPMENT CHECKLIST**

### **Requirements as designated in Sections 12.06 and 10.08 of the Zoning Ordinance.**

A site development plan for a group development shall be required. It shall, where appropriate, contain the following:

1. Site plan shall be drawn to an appropriate scale and include a North arrow and necessary interpretive legends
2. Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle of parking
3. Location, arrangement and dimensions of truck loading and unloading spaces and docks
4. Location and dimensions of vehicular entrances, exits and drives
5. Location and dimensions of pedestrian entrances, exits, walks and walkways
6. General drainage system
7. General plan for sewage disposal
8. General plan for the provision of potable water
9. Location and materials of walls and fences
10. Ground cover, topography, slopes, banks and ditches
11. The location and general exterior dimensions of main and accessory buildings
12. Abutting roads, with existing and proposed rights-of-way
13. Boundaries of property with metes and bounds
14. Location of any existing and/or proposed easements or rights-of-way
15. Location of open spaces and recreational facilities
16. Proposed phasing of development
17. Provisions for the handicapped as per state building code, department of transportation and other applicable ordinances
18. Location and design of sign(s)
19. Floodplain, watershed and wetland information
20. Elevations -- structural elevation drawings, include construction type
21. Roads named and indicated as public or private. If private roads, deviations (if any) from city standards or DOT standards (in ETJ area).
22. General location, type, and quantity of existing plant material and areas to be left in natural state
23. Methods and details for protecting existing plant materials during construction and the approved erosion control plan, if required
24. Plant lists with common name, quantity, spacing and size at the time of planting of all proposed landscape material

25. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courtyards or paved areas
26. Location and type of irrigation system, if applicable
27. Location of overhead and underground utilities
28. Zoning designation of adjacent properties.

The city staff's Technical Review Committee shall review the specific proposals contained in the site development plan. The review committee may refer its findings, comments, and/or recommendations to the Planning Board.

All driveways shall be reviewed by staff Technical Review Committee (and NC DOT where applicable). There shall be one driveway allowed but no more than two (2) driveways as per Sections 22.73 and 22.68. The ingress and egress shall be a part of the site plan approval by the City Council.

An approved site development plan shall be a prerequisite for a zoning permit. The approved site plan shall be valid, for the purpose of obtaining a zoning permit, for a period of one year following the date of approval as shown in the City Council approval endorsement. Should a zoning permit not be obtained within the prescribed time, the planning board may consider the group development site development plan upon resubmittal as an original submittal.

A group development project shall be developed in conformity with the approved site plan. A certificate of occupancy as may be issued by the zoning administrator for any group development shall be valid only when the group development remains in conformity with the approved site development plan. A revision to a group development shall be considered in the same manner and procedure for consideration as an original group development.

Upon City Council approval of a group development/site development plan, the plan shall contain the endorsement of the City of Salisbury Mayor with the approval date.

Modifications required by the City Council may be shown on the site plan or as attached to the site plan.

**Ordinance No. 1995-24 was adopted May 16, 1995, by the Salisbury City Council establishing the following fee schedule for group developments. Effective date, July 1, 1995**

<b>A. Residential</b>	<b>\$200.00 plus \$6.00 per unit</b>
<b>B. Non-Residential</b>	<b>\$500.00</b>

**Applicant shall submit four (4) site plans 24 x 36 inches and fourteen (14) site plans 11 x 17 inches with the application**